174.0	0004	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	782,300 / 782,300
					USE VALUE:	782,300 / 782,300
					ASSESSED:	782,300 / 782,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
24		WOODBURY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	OBRIEN DANIEL T & LESLIE R
Owner 2:	
Owner 3:	
Street 1:	24 WOODBURY ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	BRIAN CALLAHAN CO -
Owner 2:	-
Street 1:	24 WOODBURY ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .116 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1914, having primarily Vinyl Exterior and 1672 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5040.000	382,500		399,800	782,300
Total Card	0.116	382,500		399,800	782,300
Total Parcel	0.116	382,500		399,800	782,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 467.88 /Parcel: 467.88

Legal Description

User Acct 116029

GIS Ref

GIS Ref

Insp Date 10/06/18

Entered Lot Size

Total Land:

Land Unit Type:

!13524!

PREVIOUS ASSESSMENT

Parcel ID 174.0-0004-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	382,500	0	5,040.	399,800	782,300		Year end	12/23/2021
2021	101	FV	371,400	0	5,040.	399,800	771,200		Year End Roll	12/10/2020
2020	101	FV	371,400	0	5,040.	399,800	771,200	771,200	Year End Roll	12/18/2019
2019	101	FV	216,200	0	5,040.	394,100	610,300	610,300	Year End Roll	1/3/2019
2018	101	FV	216,200	0	5,040.	302,700	518,900	518,900	Year End Roll	12/20/2017
2017	101	FV	216,200	0	5,040.	285,600	501,800	501,800	Year End Roll	1/3/2017
2016	101	FV	216,200	0	5,040.	262,800	479,000	479,000	Year End	1/4/2016
2015	101	FV	204,200	0	5,040.	245,600	449,800	449,800	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	17:13:55

LAST REV

Date	Time
10/09/19	10:11:02
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 13524

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BRIAN CALLAHAN	62374-114		8/1/2013		449,000	No	No		
SULLIVAN MATTH	62002-493		6/12/2013	Change>Sale	350,000	No	No		
FAHEY HELEN R	43579-49		8/24/2004		339,900	No	No		
	8759-203		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	116029
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/5/2018	1612	Insulate	3,140	C				
7/13/2017	795	Addition	66,900	O				
6/11/2009	468	Redo Kit	4,000					

ACTIVITY INFORMATION

Date	Result	By	Name
10/6/2018	MEAS&NOTICE	HS	Hanne S
11/1/2008	Meas/Inspect	197	PATRIOT
11/18/2004	MLS	MM	Mary M
1/18/2000	Inspected	264	PATRIOT
12/17/1999	Mailer Sent		
12/15/1999	Measured	163	PATRIOT
7/20/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5040		Sq. Ft.	Site		0	70.	1.13	6									399,839						399,800	

Total AC/HA:	0.11570	Total SF/SM:	5040	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	399,839	Spl Credit		Total:	399,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1914	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G20	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:	1	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.27799034
Const Adj.:	1.00989902
Adj $ / SQ:	174.237
Other Features:	88000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	428796
Depreciation:	46310
Depreciated Total:	382486

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1							# Units	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	2	Baths:	1	HB					

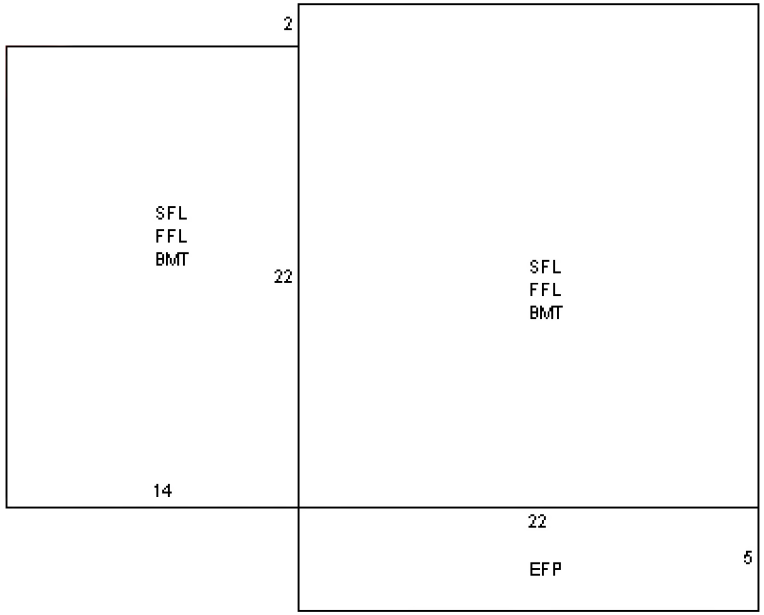
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	
Totals			
1	6	2	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	174.24
Special Features:	0	Val/Su Net:	146.10
Final Total:	382500	Val/Su SzAd	228.77

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	836	52.270	43,699
FFL	First Floor	836	174.240	145,662
SFL	Second Floor	836	174.240	145,662
EFP	Enclos Porch	110	52.490	5,774

Net Sketched Area:	2,618			Total:	340,797
Size Ad	1672	Gross Area	2618	FinArea	1672

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

174.0-0004-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total:

IMAGE

AssessPro Patriot Properties, Inc